

SHERIFF'S SALE COST SHEET

James W. Smith vs. Beck & Steinrück
 NO. 94-01 ED NO. 549-09 JD DATE/TIME OF SALE Stacy

DOCKET/RETURN	\$15.00	
SERVICE PER DEF.	\$150.00	
LEVY (PER PARCEL	\$15.00	
MAILING COSTS	\$24.50	
ADVERTISING SALE BILLS & COPIES	\$17.50	
ADVERTISING SALE (NEWSPAPER)	\$15.00	
MILEAGE	\$36.00	
POSTING HANDBILL	\$15.00	
CRYING/ADJOURN SALE	\$10.00	
SHERIFF'S DEED	\$35.00	
TRANSFER TAX FORM	\$25.00	
DISTRIBUTION FORM	\$25.00	
COPIES	\$5.00	
NOTARY	\$18.00	
TOTAL *****		\$ 318.00

WEB POSTING	\$150.00	
PRESS ENTERPRISE INC.	\$ -	
SOLICITOR'S SERVICES	\$75.00	
TOTAL *****		\$ 225.00

PROTHONOTARY (NOTARY)	\$10.00	
RECORDER OF DEEDS	\$ -	
TOTAL *****		\$ 10.00

REAL ESTATE TAXES:

BORO, TWP & COUNTY 20	\$ -	
SCHOOL DIST. 20	\$ -	
DELINQUENT 20	\$ 5.00	
TOTAL *****		\$ 5.00

MUNICIPAL FEES DUE:

SEWER 20	\$ -	
WATER 20	\$ -	
TOTAL *****		\$ -

SURCHARGE FEE (DSTE)	\$ 110.00	
MISC.	\$ -	
TOTAL *****		\$ 110.00

TOTAL COSTS (OPENING BID) \$ 583.00

McDonald & - 177.00

UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NEW JERSEY 08003-3620

856. 669. 5400
FAX: 856. 669. 5399

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
LORRAINE DOYLE**
ALAN M. MINATO***
CHANDRA M. ARKEMA***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 21, 2009

Sent via telefax #570-389-5625

Columbia County Sheriff's Office
P.O. Box 380
Bloomsburg, PA 17815
ATTN: Sheriff Tim Chamberland/Wendy

Re: The Bank of New York Mellon, as Successor Trustee under
NovaStar Mortgage Funding Trust, Series 2006-3
vs.
Lori Beck and David Steinruck
Columbia County C.C.P. No. 549-CV-2009
Premises: 4068 State Route 42, Unityville, PA 17774
SS Date: July 29, 2009

Dear Sheriff Tim Chamberland/Wendy:

Please **STAY** the Sheriff's Sale scheduled for July 29, 2009.

Sale is Stayed for the following reason:

PHFA.

Thank you for your attention to this matter.

Sincerely yours,

Chris Stears
Foreclosure Manager

/nmr

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA. 17815
FAX: (570) 389-5627

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6380

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 92ED2009

VS

MORTGAGE FORECLOSURE

LORI BECK
DAVID STEINRUCK

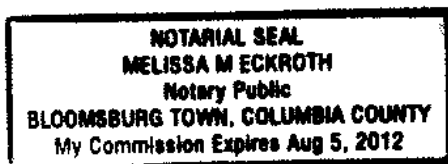
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, MAY 14, 2009, AT 10:45 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON LORI BECK AT 4068 STATE ROUTE 42, UNITYVILLE BY HANDING
TO LORI BECK, , A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE
KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 14, 2009

Melissa M Eckroth
NOTARY PUBLIC



Timothy T. Chamberlain
X
TIMOTHY T. CHAMBERLAIN
SHERIFF

J. Arter
X
J. ARTER
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/5/2009

SERVICE# 1 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
LORI BECK	MORTGAGE FORECLOSURE
4068 STATE ROUTE 42	
UNITYVILLE	

SERVED UPON Lori

RELATIONSHIP DEF IDENTIFICATION _____

DATE 5-14-9 TIME 1045 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

5-6-9 1100 2 L.C.

5-8-9 0940 2 L.C.

5/13/09 1115 59 NA/LC

DEPUTY

J. Gable

DATE 5-14-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/5/2009

SERVICE# 5 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF

THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT

LORI BECK
DAVID STEINRUCK
UDREN LAW OFFICE

ATTORNEY FIRM

PERSON/CORP TO SERVED
DOMESTIC RELATIONS
15 PERRY AVE.
BLOOMSBURG

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON MAUREEN COLE

RELATIONSHIP INTAKE CLERK IDENTIFICATION _____

DATE 5/8/09 TIME 1000 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

(F) OTHER (SPECIFY) SERVED ON CLERK
AT OFFICE OF DOM REL

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Colt Carroll

DATE

5/8/09

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK MELLON, AS
SUCCESSOR TRUSTEE UNDER NOVASTAR
MORTGAGE FUNDING TRUST, SERIES
2006-3

Docket # 92ED2009

VS

MORTGAGE FORECLOSURE

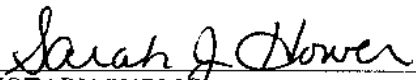
LORI BECK
DAVID STEINRUCK

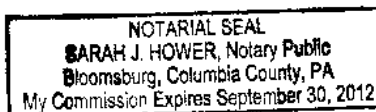
AFFIDAVIT OF SERVICE


NOW, THIS WEDNESDAY, MAY 06, 2009, AT 10:30 AM, SERVED THE WITHIN MORTGAGE
FORECLOSURE UPON DAVID STEINRUCK AT 17 RUNWAY LANE, MILLVILLE BY
HANDING TO CARRIE LONG, GIRLFRIEND, A TRUE AND ATTESTED COPY OF THE
ORIGINAL WRIT AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS THURSDAY, MAY 07, 2009


NOTARY PUBLIC




X
TIMOTHY T. CHAMBERLAIN
SHERIFF


X
J. CARTER
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

COUNTY OF COLUMBIA
REAL ESTATE TAX CERTIFICATION

Date: 05/07/2009

Fee: \$5.00

Cert. NO: 6122

BECK LORI
DAVID STEINRUCK
4068 STATE ROUTE 42
UNITYVILLE PA 17774

District: PINE TWP
Deed: 20060 -5345
Location: PARTIAL
Parcel Id:29 -06 -025-01,000

Assessment: 31,949
Balances as of 05/07/2009

YEAR	TAX TYPE	TAX AMOUNT	PENALTY	DISCOUNT	PAID	BALANCE
	NO TAX CLAIM TAXES DUE					

By: Timothy T. Chamberlain, Sheriff Per: dm

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/5/2009

SERVICE# 2 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
DAVID STEINRUCK	MORTGAGE FORECLOSURE
17 RUNWAY LANE	
MILLVILLE	

SERVED UPON CARRIE LONG

RELATIONSHIP GIRLFRIEND IDENTIFICATION _____

DATE 5-6-9 TIME 1030 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS	DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DEPUTY J. Galt DATE 5-6-9

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/5/2009

SERVICE# 3 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
BERKHEIMER ASSOCIATES	MORTGAGE FORECLOSURE
121 E. 2ND STREET	
BERWICK	

SERVED UPON Judy Hess - Secretary AT Bank Assoc.

RELATIONSHIP _____ IDENTIFICATION _____

DATE 6 May 09 TIME 1050 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA _____ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) Served on Secretary AT
Berkheimer Assoc.

ATTEMPTS DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY *[Signature]* DATE 6 May 09

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER: T. CHAMBERLAIN
DATE RECEIVED 5/5/2009

SERVICE# 4 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED
DEBRA PIATT-TAX COLLECTOR
211 BEECH GLENN ROAD
BENTON

PAPERS TO SERVED
MORTGAGE FORECLOSURE

SERVED UPON Posted Side Door

RELATIONSHIP _____ IDENTIFICATION _____

DATE 5-6-9 TIME 11:00 MILEAGE _____ OTHER _____

Race _____ Sex _____ Height _____ Weight _____ Eyes _____ Hair _____ Age _____ Military _____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ☒ POB _____ POE _____ CCSO _____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

F. OTHER (SPECIFY) _____

ATTEMPTS
DATE

TIME

OFFICER

REMARKS

DEPUTY

Hester

DATE 5-6-9

OFFICE OF FAIR,
DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016
HARRISBURG, PA 17105

Article Addressed to:

Complete items 1, 2, 3. Also complete
item 4 if Restricted Delivery is desired.
Print your name and address on the reverse
so that we can return the card to you.
Attach this card to the back of the mailpiece,
or on the front if space permits.

SENDER: COMPLETE THIS SECTION

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE-ATTN: SHERIFF SALE
BUREAU OF COMPLIANCE
CLEARANCE SUPPORT SECTION
DEPARTMENT 281230
HARRISBURG, PA 17128-1230

COMPLETE THIS SECTION IN DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *MAY 07 2009*
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0560

Receipt

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

INTERNAL REVENUE SERVICE
TECHNICAL SUPPORT GROUP
WILLIAM GREEN FEDERAL BUILDING
600 ARCH STREET ROOM 3259
PHILADELPHIA, PA 19106

COMPLETE THIS SECTION IN DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *MAY 08 2009*
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

9050

102595-02-M-15

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. SMALL BUSINESS ADMINISTRATION
PHILADELPHIA DISTRICT OFFICE
ROBERT N.C. NIX FEDERAL BUILDING
900 MARKET STREET-5TH FLOOR
PHILADELPHIA, PA 19107

COMPLETE THIS SECTION IN DELIVERY

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *5/12/09*
C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number

(Transfer from service label)

7008 1830 0002 2802 0546

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

A. Signature *[Signature]* ☐ Agent ☒ Addressee
B. Received by (Printed Name) *[Signature]* Date of Delivery *MAY 07 2009*
C. Date of Delivery

COMPLETE THIS SECTION IN DELIVERY

COLUMBIA COUNTY SHERIFF'S OFFICE

PROCESS SERVICE ORDER

OFFICER:
DATE RECEIVED 5/5/2009

SERVICE# 8 - OF - 11 SERVICES
DOCKET # 92ED2009

PLAINTIFF THE BANK OF NEW YORK MELLON, AS SUCCESSOR
TRUSTEE UNDER NOVASTAR MORTGAGE FUNDING
TRUST, SERIES 2006-3

DEFENDANT LORI BECK
DAVID STEINRUCK
ATTORNEY FIRM UDREN LAW OFFICE

PERSON/CORP TO SERVED	PAPERS TO SERVED
COLUMBIA COUNTY TAX CLAIM	MORTGAGE FORECLOSURE
PO BOX 380	
BLOOMSBURG	

SERVED UPON DEB MILLER

RELATIONSHIP CLERK IDENTIFICATION _____

DATE 5/6/09 TIME 0810 MILEAGE _____ OTHER _____

Race ____ Sex ____ Height ____ Weight ____ Eyes ____ Hair ____ Age ____ Military ____

TYPE OF SERVICE: A. PERSONAL SERVICE AT POA ____ POB ____ POE ____ CCSO ____
B. HOUSEHOLD MEMBER: 18+ YEARS OF AGE AT POA
C. CORPORATION MANAGING AGENT
D. REGISTERED AGENT
E. NOT FOUND AT PLACE OF ATTEMPTED SERVICE

(F) OTHER (SPECIFY) SERVED ON CLERK
IN TAX OFFICE

ATTEMPTS			
DATE	TIME	OFFICER	REMARKS
_____	_____	_____	_____
_____	_____	_____	_____

DEPUTY E. J. Carroll DATE 5/6/09

REAL ESTATE OUTLINE

ED # 92-09

DATE RECEIVED 5-5-09
DOCKET AND INDEX 5-6-09

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<input checked="" type="checkbox"/>	
COPY OF DESCRIPTION	<input checked="" type="checkbox"/>	
WHEREABOUTS OF LKA	<input checked="" type="checkbox"/>	
NON-MILITARY AFFIDAVIT	<input checked="" type="checkbox"/>	
NOTICES OF SHERIFF SALE	<input checked="" type="checkbox"/>	
WAIVER OF WATCHMAN	<input checked="" type="checkbox"/>	
AFFIDAVIT OF LIENS LIST	<input checked="" type="checkbox"/>	
CHECK FOR \$ 1,350.00 OR <u>1500.00</u>	<input checked="" type="checkbox"/>	CK# <u>151229</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE	<u>July 29, 09</u>	TIME <u>0900</u>
POSTING DATE	<u>June 25-09</u>	
ADV. DATES FOR NEWSPAPER	1 ST WEEK <u>July 8</u>	
	2 ND WEEK <u>15</u>	
	3 RD WEEK <u>22, 29</u>	

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2009 ED AND CIVIL WRIT NO. 549 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;

North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;

North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;

North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;

North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;

North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;

North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;

South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point;

South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point;

South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli.

THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING KNOWN AS: 4068 STATE ROUTE 42, UNITYVILLE, PA 17774

PROPERTY ID NO.: 29-06-025-01

TITLE TO SAID PREMISES IS VESTED IN LORI BECK AND DAVID STEINRUCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE DATED 5/26/06

RECORDED 5/30/06 INSTRUMENT NO.: 200605345.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale is cash, certified check or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.

Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

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ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

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North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;

North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;

North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;

North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;

North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;

North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;

North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

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THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;

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THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING KNOWN AS: 4068 STATE ROUTE 42, UNITYVILLE, PA 17774

PROPERTY ID NO.: 29-06-025-01

TITLE TO SAID PREMISES IS VESTED IN LORI BECK AND DAVID STEINRUCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE DATED 5/26/06

RECORDED 5/30/06 INSTRUMENT NO.: 200605345.

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale.

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Plaintiff's Attorney
Mark J. Udren
111 Woodcrest Road
Cherry Hill, NJ 08003

Sheriff of Columbia County
Timothy T. Chamberlain
www.sheriffofcolumbiacounty.com

SHERIFF'S SALE

WEDNESDAY JULY 29, 2009 AT 9:00 AM

BY VIRTUE OF A WRIT OF EXECUTION NO. 92 OF 2009 ED AND CIVIL WRIT NO. 549 OF 2009 JD ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY, CIVIL DIVISION, TO ME DIRECTED, THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;

North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;

North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;

North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;

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PROPERTY ID NO.: 29-06-025-01

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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400
pleadings@udren.com

The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3
Plaintiff
v.

Lori Beck
David Steinruck
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 549-CV-2009

2009-ED-92

WRIT OF EXECUTION

TO THE SHERIFF OF COLUMBIA COUNTY:

To satisfy the judgment, interest and costs in the above
matter, you are directed to levy upon and sell the following
described property:

4068 State Route 42
Unityville, PA 17774
SEE LEGAL DESCRIPTION ATTACHED

Amount due \$142,165.87

Interest From 5/6/09
to Date of Sale _____
Ongoing Per Diem of \$36.13
to actual date of sale including
if sale is held at a later date

(Costs to be added)

\$ _____

Prothonotary

By Lami B. Kline
Clerk

Date May 5, 2009

UDREN LAW OFFICES, P.C.
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Lori Beck
David Steinruck
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 549-CV-2009

2009-ED-92

PRAECIPE FOR WRIT OF EXECUTION

TO THE PROTHONOTARY:


Please issue Writ of Execution in the above matter:

Amount due \$142,165.87

Interest From 5/6/09
to Date of Sale _____
Ongoing Per Diem of \$36.13
to actual date of sale including
if sale is held at a later date

(Costs to be added) \$ _____

UDREN LAW OFFICES, P.C.

BY: 
ATTORNEYS FOR PLAINTIFF
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.
MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
CHANDRA M. ARKEMA, ESQUIRE - ID #203437
LOUIS A. SIMONI, ESQUIRE - ID #200869
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-482-6900

ATTORNEY FOR PLAINTIFF

The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3
4708 Mercantile Drive
Ft. Worth, TX 76137
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 549 CV 2009

v.

Lori Beck
David Steinruck
4068 State Route 42
Unityville, PA 17774
Defendant(s)

AFFIDAVIT OF NON-MILITARY SERVICE

STATE OF Texas

:
:
: SS

COUNTY OF Tarrant

THE UNDERSIGNED being duly sworn, deposes and says that the averments herein are based upon investigations made and records maintained by Plaintiff herein and that the above Defendant(s) are not in the Military or Naval Service of the United States of America or its Allies as defined in the Soldiers and Sailors Civil Relief Act of 1940, as amended, and that the age and last known residence and employment of each Defendant are as follows:

Defendant: Lori Beck
Age: Over 18
Residence: As captioned above
Employment: Unknown

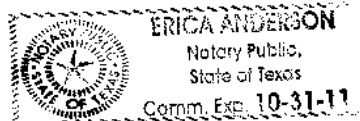
Defendant: David Steinruck
Age: Over 18
Residence: As captioned above
Employment: Unknown

Name: John Cottrell

Title: Vice President

Company: Saxon Mortgage Services, Inc.
as servicer on behalf of The Bank of
New York Mellon, as Successor Trustee
under NovaStar Mortgage Funding Trust,
Series 2006-3

Sworn to and subscribed
before me this 27th day
of August, 2008.
Erica Anderson
Notary Public



COPY

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
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Defendant(s)

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:
: SS


COUNTY OF Tarrant

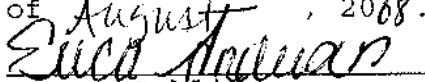
:

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Defendant: Lori Beck
Age: Over 18
Residence: As captioned above
Employment: Unknown

Defendant: David Steinruck
Age: Over 18
Residence: As captioned above
Employment: Unknown


Name: John Cottrell
Title: Vice President
Company: Saxon Mortgage Services, Inc.
as servicer on behalf of The Bank of
New York Mellon, as Successor Trustee
under NovaStar Mortgage Funding Trust,
Series 2006-3

Sworn to and subscribed
before me this 27th day
of August, 2008.

Notary Public



UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003
856-669-5400
pleadings@udren.com

The Bank of New York Mellon, as Successor
Trustee under NovaStar Mortgage Funding
Trust, Series 2006-3
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Lori Beck
David Steinruck
Defendant(s)

NO. 549-CV-2009

TO: David Steinruck
17Runaway Lane
Millville, PA 17846

Date of Notice: April 23, 2009

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.


LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

NOTIFICACION IMPORTANTE

USTED SE ENCUENTRA EN ESTADO DE REBELDIA POR NO HABER TOMADO LA ACCION REQUIRIDA DE SU PARTE EN ESTE CASO. AL NO TOMAR LA ACCION DEBIDA DENTRO DE UN TERMINO DE DIEZ (10) DIAS DE ESTA NOTIFICACION, EL TRIBUNAL PODRA, SIN NECESIDAD DE COMPARARECER USTED EN CORTE O ESCUCHAR PREUBA ALGUNA, DICTAR SENTENCIA EN SU CONTRA, USTED PUEDE PERDER BIENES Y OTROS DERECHOS IMPORTANTES. DEBE LLEVAR ESTA NOTIFICACION A UN ABOGADO INMEDIATAMENTE SI USTED NO TIENE ABOGADO, O SI NO TIENE DINERO SUFICIENTE PARA TAL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A LA OFICINA, CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

SERVICIO DE REFERENCIA LEGAL
LAWYER REFERRAL SERVICE
North Penn Legal Services
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Bloomsburg, PA 17815
570-784-8760

NOTICE: PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT, THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR AND THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.


Mark J. Udren, Esquire
Stuart Winneg, Esquire
Lorraine Doyle, Esquire
Alan M. Minato, Esquire
Chandra M. Arkema, Esquire
Louis A. Simoni, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

UDREN LAW OFFICES, P.C.

A1 RNEY FOR PLAINTIFF

MARI J. UDREN, ESQUIRE - ID #04302
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The Bank of New York Mellon, as Successor
Trustee under NovaStar Mortgage Funding
Trust, Series 2006-3
Plaintiff

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

v.

Lori Beck
David Steinruck
Defendant(s)

NO. 549-CV-2009

TO: Lori Beck
4068 State Route 42
Unityville, PA 17774

Date of Notice: April 23, 2009

IMPORTANT NOTICE

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Alan M. Minato, Esquire
Chandra M. Arkema, Esquire
Louis A. Simoni, Esquire
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, New Jersey 08003-3620

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 784-6300

THE BANK OF NEW YORK MELLON

Docket # 549CV2009

VS

COMPLAINT

DAVID STEINRUCK

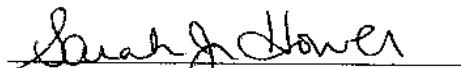
SHERIFF'S COST PAID

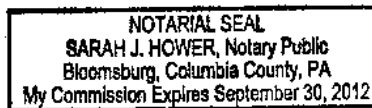
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 02, 2009, AT 2:00 PM, SERVED THE WITHIN COMPLAINT UPON
DAVID STEINRUCK AT 17 RUNAWAY LANE, MILLVILLE BY HANDING TO
CARRIE LONG, ADULT IN CHARGE, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT
AND MADE KNOWN TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

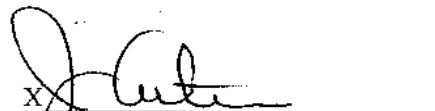
SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 03, 2009


NOTARY PUBLIC





SHERIFF TIMOTHY T. CHAMBERLAIN


X
J. CARTER
DEPUTY SHERIFF

TIMOTHY T. CHAMBERLAIN



SHERIFF OF COLUMBIA COUNTY
COURT HOUSE - P.O. BOX 380
BLOOMSBURG, PA 17815
FAX: (570) 389-5625

PHONE
(570) 389-5622

24 HOUR PHONE
(570) 780-6300

THE BANK OF NEW YORK MELLON

Docket # 549CV2009

VS

COMPLAINT

LORI BECK

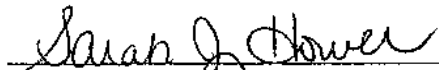
SHERIFF'S COST PAID

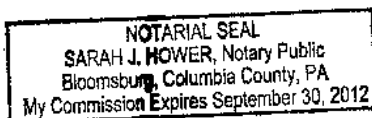
AFFIDAVIT OF SERVICE

NOW, THIS THURSDAY, APRIL 02, 2009, AT 1:45 PM, SERVED THE WITHIN COMPLAINT UPON
LORI BECK AT 4068 STATE ROUTE 42, UNITYVILLE BY HANDING TO LORI,
PERSONALLY, A TRUE AND ATTESTED COPY OF THE ORIGINAL WRIT AND MADE KNOWN
TO THEM THE CONTENTS THEREOF.

SO ANSWERS,

SWORN AND SUBSCRIBED BEFORE ME
THIS FRIDAY, APRIL 03, 2009


NOTARY PUBLIC





X
TIMOTHY T. CHAMBERLAIN
SHERIFF

X

JARTER
DEPUTY SHERIFF

UDREN LAW OFFICE
111 WOOD CREST ROAD
Suite 200
CHERRY HILL, NJ 08003-3620

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302
STUART WINNEG, ESQUIRE - ID #45362
LORRAINE DOYLE, ESQUIRE - ID #34576
ALAN M. MINATO, ESQUIRE - ID #75860
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WOODCREST CORPORATE CENTER
111 WOODCREST ROAD, SUITE 200
CHERRY HILL, NJ 08003-3620
856-669-5400 pleadings@udren.com

The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3
Plaintiff

v.

Lori Beck
David Steinruck

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 549-CV-2009

2009-ED-92

CERTIFICATE TO THE SHERIFF

I HEREBY CERTIFY THAT:

I. The judgment entered in the above matter is based on an Action:

- ☐ A. In Assumpsit (Contract)
- ☐ B. In Trespass (Accident)
- ☒ C. In Mortgage Foreclosure
- ☐ D. On a Note accompanying a purchase money mortgage and the property being exposed to sale is the mortgaged property.


II. The Defendant(s) own the property being exposed to sale as:

- ☐ A. An individual
- ☐ B. Tenants by Entireties
- ☒ C. Joint Tenants with right of survivorship
- ☐ D. A partnership
- ☐ E. Tenants in Common
- ☐ F. A corporation

III. The Defendant(s) is (are):

- ☒ A. Resident in the Commonwealth of Pennsylvania
 - ☐ B. Not resident in the Commonwealth of Pennsylvania
 - ☐ C. If more than one Defendant and either A or B above is not applicable, state which Defendant is resident of the Commonwealth of Pennsylvania.
- Resident:

UDREN LAW OFFICES, P.C.

BY: 
ATTORNEYS FOR PLAINTIFF
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
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UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

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The Bank of New York Mellon,
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Plaintiff
v.

Lori Beck
David Steinruck
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 549-CV-2009

2009-ED-92

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

- () An FHA insured mortgage
- () Non-owner occupied
- () Vacant
- (x) Act 91 procedures have been fulfilled.
- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: *[Signature]*
ATTORNEYS FOR PLAINTIFF
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

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ATTORNEY FOR PLAINTIFF

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CHERRY HILL, NJ 08003-3620

856-669-5400

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The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3

Plaintiff

v.

Lori Beck

David Steinruck

Defendant(s)

COURT OF COMMON PLEAS

CIVIL DIVISION

Columbia County

MORTGAGE FORECLOSURE

NO. 549-CV-2009

2009-ED-92

C E R T I F I C A T E

I hereby state that as the attorney for the Plaintiff in the above-captioned matter and that the premises are not subject to the provisions of Act 91 because it is:

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- () Over 24 months delinquent.

This certification is made subject to the penalties of 18 Pa. C.S. Sec. 4904 relating to unsworn falsification to authorities.

UDREN LAW OFFICES, P.C.

BY: 

ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

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The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3

Plaintiff

v.

Lori Beck
David Steinruck

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 549-CV-2009

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 4068 State Route 42, Unityville, PA 17774

1. Name and address of Owner(s) or reputed Owner(s):

Name

Address

Lori Beck

4068 State Route 42
Unityville, PA 17774

David Steinruck

17 Runway Lane
Millville, PA 17846

2. Name and address of Defendant(s) in the judgment:

Name

Address

SAME AS #1 ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:

Name

Address

Berkheimer Associates

Address to Follow

4. Name and address of the last recorded holder of every mortgage of record:

Name

Address

The Bank of New York
Mellon, as Successor
Trustee under NovaStar
Mortgage Funding Trust,
Series 2006-3

4708 Mercantile Drive North
Fort Worth, TX 76137

PHFA

211 North Front Street
Harrisburg, PA 17101

5. Name and address of every other person who has any record lien on the property:

Name

Address

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name

Address

Columbia County Tax
Claim Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

Tenants/Occupants

4068 State Route 42
Unityville, PA 17774

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 5, 2009

UDREN LAW OFFICES, P.C.

BY: 

ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

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ATTORNEY FOR PLAINTIFF

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The Bank of New York Mellon,
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Plaintiff
v.

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

Lori Beck
David Steinruck
Defendant(s)

NO. 549-CV-2009

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Name Address

Lori Beck 4068 State Route 42
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SAME AS #1 ABOVE

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PHFA

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Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

Tenants/Occupants

4068 State Route 42
Unityville, PA 17774

I verify that the statements made in this affidavit are true and correct to the best of my personal knowledge or information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa.C.S. sec. 4904 relating to unsworn falsification to authorities.

DATED: May 5, 2009

UDREN LAW OFFICES, P.C.

BY:


ATTORNEYS FOR PLAINTIFF

MARK J. UDREN, ESQUIRE

STUART WINNEG, ESQUIRE

LORRAINE DOYLE, ESQUIRE

ALAN M. MINATO, ESQUIRE

CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

ATTORNEY FOR PLAINTIFF

MARK J. UDREN, ESQUIRE - ID #04302

STUART WINNEG, ESQUIRE - ID #45362

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ALAN M. MINATO, ESQUIRE - ID #75860

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WOODCREST CORPORATE CENTER

111 WOODCREST ROAD, SUITE 200

CHERRY HILL, NJ 08003-3620

856-669-5400

pleadings@udren.com

The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3

Plaintiff

v.

Lori Beck

David Steinruck

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 549-CV-2009

AFFIDAVIT PURSUANT TO RULE 3129.1

The Bank of New York Mellon, as Successor Trustee under NovaStar Mortgage Funding Trust, Series 2006-3, Plaintiff in the above action, by its attorney, Mark J. Udren, ESQ., sets forth as of the date the Praecipe for the Writ of Execution was filed the following information concerning the real property located at: 4068 State Route 42, Unityville, PA 17774

1. Name and address of Owner(s) or reputed Owner(s):
Name Address

Lori Beck 4068 State Route 42
Unityville, PA 17774

David Steinruck 17 Runway Lane
Millville, PA 17846

2. Name and address of Defendant(s) in the judgment:
Name Address

SAME AS #1 ABOVE

3. Name and address of every judgment creditor whose judgment is a record lien on the real property to be sold:
Name Address

Berkheimer Associates Address to Follow

4. Name and address of the last recorded holder of every mortgage of record:

Name

Address

The Bank of New York
Mellon, as Successor
Trustee under NovaStar
Mortgage Funding Trust,
Series 2006-3

4708 Mercantile Drive North
Fort Worth, TX 76137

PHFA

211 North Front Street
Harrisburg, PA 17101

5. Name and address of every other person who has any record lien on the property:

Name

Address

none

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Name

Address

Columbia County Tax
Claim Bureau

P.O. Box 380
Bloomsburg, PA 17815

Domestic Relations Section

P.O. Box 380
Bloomsburg, PA 17815

Commonwealth of PA,
Department of Revenue

Bureau of Compliance, PO Box 281230
Harrisburg, PA 17128-1230

7. Name and address of every other person of whom the plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Name

Address

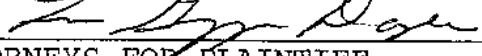
Tenants/Occupants

4068 State Route 42
Unityville, PA 17774

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DATED: May 5, 2009

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BY: 
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The Bank of New York Mellon,
as Successor Trustee under
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Trust, Series 2006-3
Plaintiff
v.

Lori Beck
David Steinruck
Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County
MORTGAGE FORECLOSURE

NO. 549-CV-2009

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: Lori Beck
4068 State Route 42
Unityville, PA 17774

Your house (real estate) at 4068 State Route 42, Unityville, PA 17774 is scheduled to be sold at the Sheriff's Sale on _____, at _____ in the Columbia County Courthouse, Bloomsburg, PA, to enforce the court judgment of \$142,165.87, obtained by Plaintiff above (the mortgagee) against you. If the sale is postponed, the property will be relisted for the Next Available Sale.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale, you must take immediate action:

1. The sale will be cancelled if you pay to the mortgagee the back payment, late charges, costs and reasonable attorney's fees. To find out how much you must pay, you may call: (856) 669-5400.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 856-669-5400.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call 856-669-5400.
4. If the amount due from the Buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff within 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after Schedule of Distribution is filed.
7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

ASSOCIATION DE LICENCIADOS
North Penn Legal Services
168 East 5th Street
Bloomsburg, PA 17815
570-784-8760

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The Bank of New York Mellon,
as Successor Trustee under
NovaStar Mortgage Funding
Trust, Series 2006-3

Plaintiff

v.

Lori Beck

David Steinruck

Defendant(s)

COURT OF COMMON PLEAS
CIVIL DIVISION
Columbia County

MORTGAGE FORECLOSURE

NO. 549-CV-2009

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

To: David Steinruck
17 Runway Lane
Millville, PA 17846

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The Bank of New York Mellon,

COURT OF COMMON PLEAS

as Successor Trustee under

CIVIL DIVISION

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Columbia County

Trust, Series 2006-3

Plaintiff

MORTGAGE FORECLOSURE

v.

Lori Beck

NO. 549-CV-2009

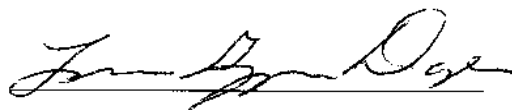
David Steinruck

Defendant(s)

Waiver of Watchman

I, Attorney *LORRAINE DOYLE*, do hereby state that any Deputy Sheriff or Sheriff levying upon or attaching any property under the writ issued in the above-captioned matter may leave same without a watchman, in custody of whomever is found in possession, after notifying such person of such levy or attachment, without liability of the part of such Deputy Sheriff or Sheriff to any plaintiff herein for any loss, destruction or removal of any such property before the Sheriff's sale thereof.

Attorney for Plaintiff



ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;
North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;
North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;
North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;
North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;
North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;
North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;
South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point;
South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point;
South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli.

THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING KNOWN AS: 4068 STATE ROUTE 42, UNITYVILLE, PA 17774

PROPERTY ID NO.: 29-06-025-01

TITLE TO SAID PREMISES IS VESTED IN LORI BECK AND DAVID STEINRUCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE DATED 5/26/06 RECORDED 5/30/06 INSTRUMENT NO.: 200605345.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

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BEING KNOWN AS: 4068 STATE ROUTE 42, UNITYVILLE, PA 17774

PROPERTY ID NO.: 29-06-025-01

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PROPERTY ID NO.: 29-06-025-01

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CONTAINING 9.02 Acres in accordance with a draft of survey by Construction Engineering, Inc., James M. Wood, PLS, completed April 1, 1991.

BEING KNOWN AS: 4068 STATE ROUTE 42, UNITYVILLE, PA 17774

PROPERTY ID NO.: 29-06-025-01

TITLE TO SAID PREMISES IS VESTED IN LORI BECK AND DAVID STEINRUCK, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY DEED FROM WILLIAM S. KINDIG AND KELLY M. KINDIG, HUSBAND AND WIFE DATED 5/26/06 RECORDED 5/30/06 INSTRUMENT NO.: 200605345.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Township of Pine, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of State Route 0042, said point being the southwest corner of lands of Arthur and Myrl Peifer; THENCE along the centerline of the aforementioned State Route the following seven courses and distances:

North 37 degrees 35 minutes 06 seconds East, 164.15 feet to a point;
North 40 degrees 37 minutes 58 seconds East, 118.90 feet to a point;
North 46 degrees 09 minutes 06 seconds East, 156.10 feet to a point;
North 48 degrees 17 minutes 13 seconds East, 373.59 feet to a point;
North 44 degrees 19 minutes 38 seconds East, 185.96 feet to a point;
North 35 degrees 55 minutes 47 seconds East, 172.14 feet to a point;
North 30 degrees 06 minutes 27 seconds East, 154.17 feet to a point;

THENCE along other lands of Arthur and Myrl Peifer, shown as Parcel #2 on a draft of survey by Construction Engineering, Inc., dated April 1, 1991, North 83 degrees 49 minutes 44 seconds East, 339.29 feet to a point in the centerline of Lick Run. There being set on the last mentioned line 2 iron pins: the first being set on the property line 30.0 feet from the point in the centerline of the aforementioned State Route, the second being set on the property line 50.0 feet from the point in the centerline of Lick Run.

THENCE along, through, and more or less following Lick Run, the following four courses and distances:

South 53 degrees 43 minutes 18 seconds West, 305.70 feet to a point;
South 05 degrees 15 minutes 18 seconds West, 223.50 feet to a point;
South 32 degrees 47 minutes 18 seconds West, 448.10 feet to a point;
South 35 degrees 54 minutes 18 seconds West, 356.10 feet to a point in centerline of Lick Run, and in line of lands now or formerly of Joseph Gulli.

THENCE along lands of said Gulli, North 84 degrees 19 minutes 43 seconds West, 498.66 feet to the place of Beginning. There being set on the last mentioned line an iron pin on the property line 20.0 feet from the centerline of Lick Run. There also being on the last mentioned line an iron pipe found on the property line 26.2 feet from the point and place of beginning.

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UDREN LAW OFFICES, P.C.
WOODCREST CORPORATE CENTER
111 WOODCREST ROAD
SUITE 200

CHERRY HILL, NEW JERSEY 08003-3620

856 . 669 . 5400

FAX: 856 . 669 . 5399

pleadings@udren.com

PENNSYLVANIA OFFICE
215-568-9500

MARK J. UDREN*
STUART WINNEG**
GAYL SPIVAK***
HEIDI R. SPIVAK***
MARISA JOY COHEN***
LORRAINE DOYLE**
ALAN M. MINATO***
*ADMITTED NJ, PA, FL
**ADMITTED PA
***ADMITTED NJ, PA
TINA MARIE RICH
OFFICE ADMINISTRATOR

FREDDIE MAC
PENNSYLVANIA
DESIGNATED COUNSEL

PLEASE RESPOND TO NEW JERSEY OFFICE

May 5, 2009

Office of the Sheriff
Columbia County Courthouse
P.O. Box 380
Bloomsburg, PA 17815

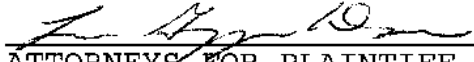
Re: The Bank of New York Mellon, as Successor Trustee
under NovaStar Mortgage Funding Trust, Series 2006-3
vs.
Lori Beck
David Steinruck
Columbia County C.C.P. No. 549-CV-2009

Dear Sir:

Please serve the Defendant(s), Lori Beck at 4068 State Route 42,
Unityville, PA 17774. Serve David Steinruck at 17 Runway Lane,
Millville, PA 17846

Please then, POST the property with the Handbill at 4068 State
Route 42, Unityville, PA 17774.

UDREN LAW OFFICES, P.C.



ATTORNEYS FOR PLAINTIFF
MARK J. UDREN, ESQUIRE
STUART WINNEG, ESQUIRE
LORRAINE DOYLE, ESQUIRE
ALAN M. MINATO, ESQUIRE
CHANDRA M. ARKEMA, ESQUIRE

UDREN LAW OFFICES, P.C.

WOODCREST CORPORATE CENTER

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OFFICE ADMINISTRATOR

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May 5, 2009

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UDREN LAW OFFICES, PC

PA ESCROW ACCOUNT
111 WOODCREST ROAD
CHERRY HILL, NJ 08003



Bank

3-180/360

NUMBER
131229

131229

One Thousand Five Hundred and 00/100

**PAY
TO THE
ORDER
OF**

Columbia County Sheriff

DATE _____

April 28, 2009

AMOUNT

*****1,500.00

VOID AFTER 90 DAYS

My dear Mr. Wm.

THIS DOCUMENT CONTAINS NEAR SENSITIVE INFO. TOUCH OR PRESS HERE. PHOTO IMAGE DISAPPEARS WITH HEAT.

11-13-229 1:03:50.018081: 36 589745 311

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SAFEGUARD
SECURITY

Security Features Included

Details on back